

Memorandum



Date: February 6, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 8(K)(1)(B)

From: George M. Burgess
County Manager

Subject: Resolution Approving Change of Project Scope and Additional Extension of the
Development Deadlines of the Bahamian Village Project

RECOMMENDATION

It is recommended that the Board of County Commissioners (Board) authorize an extension of the development deadlines for the Bahamian Village project (Project), from the revised anticipated completion date of August 2008 to December 2009.

The Project is being developed by Bahamian Village LLC, which is a partnership between the L.B.W. Homeowners Foundation of Coral Gables, Inc. (Foundation) and Redevco Grand, LLP, a Florida Limited Liability partnership (Redevco).

BACKGROUND

An accompanying item on this agenda requests the completion deadline to be extended from August 2007 to August 2008. This additional request to extend the Project's completion deadline, is intended to recognize the Developer's acquisition of the adjacent property for the project and to seek the additional time necessary to complete the expanded project scope.

In August 2006, the Developer, Bahamian Village LLC, acquired adjacent parcels of land that are within the boundaries of the existing project. With this acquisition, the Developer elected to redesign the project from an 11,600 square foot facility to a 35,000 to 50,000 square foot, three-story retail/office facility with a garage and community center. The expansion is estimated to increase the project's total cost from \$2.5 million to \$7 million.

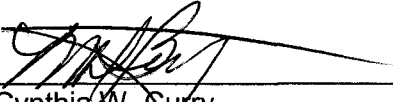
To accommodate the expanded project, a change in the project scope and extension of the development deadline is necessary. The change in the project scope requires a public hearing, consistent with the U.S. Department of Housing and Urban Development (US HUD) regulations.

The property acquired by the Developer is currently zoned residential, but due to the proposed use a commercial site, the Developer must submit a small scale land use and rezoning application to the City of Coral Gables. This hearing is anticipated to be scheduled for August 2007. The Developer anticipates construction permits to be available in May 2008, with construction beginning in August 2008. The Developer proposes to complete construction by December 2009. The extension of the development deadline will accommodate for the completion of the project based on these anticipated milestones. Approval from the County is being sought at this time because the developer is currently conducting traffic studies, developing alternate site plans and performing design studies in anticipation that, upon approval from the City of Coral Gables, construction can immediately begin without having to expend additional time obtaining approval from the County.

Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners
Page 2

If the expansion is not approved by the City of Coral Gables, the project will continue under the scope of the 11,600 square foot retail facility as detailed in the accompanying item being presented to the Board.

Attachment



Cynthia W. Curry
Senior Advisor to the County Manager



MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: February 6, 2007

FROM: Murray A. Greenberg
County Attorney

SUBJECT: Agenda Item No. 8(K)(1)(B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(1)(B)
02-06-07

RESOLUTION NO. _____

RESOLUTION APPROVING CHANGE OF PROJECT SCOPE
AND EXTENSION OF THE DEVELOPMENT DEADLINES FOR
THE BAHAMIAN VILLAGE PROJECT FROM AUGUST 2007
WITH COMPLETION IN AUGUST 2008, TO AUGUST 2007 WITH
COMPLETION IN DECEMBER 2009

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the Bahamian Village LLC has acquired additional land parcels to expand the scope of its presently designed mixed-use project; and

WHEREAS, the Bahamian Village LLC desires to change its project scope; and

WHEREAS, the County is in support of the change in the project scope to a more expanded project ; and

WHEREAS, the change in project scope necessitates an extension of the project development deadlines. The extension is needed for the successful completion of this project; and

WHEREAS, the proposed commercial development responds to the plans established by the Office of Community and Economic Development, facilitating the redevelopment of the Project Area ,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board:

Section 1. Approves change in the Project Scope and extension of the commencement date for the Bahamian Village, to be developed by the Bahamian Village LLC for the development of a commercial project named Bahamian Village.

Section 2. Directs the County Manager, the Director of the Office of Community and Economic Development, County Attorney, and Clerk of the Board to take whatever actions are necessary to effect and secure this extension.


The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of February, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

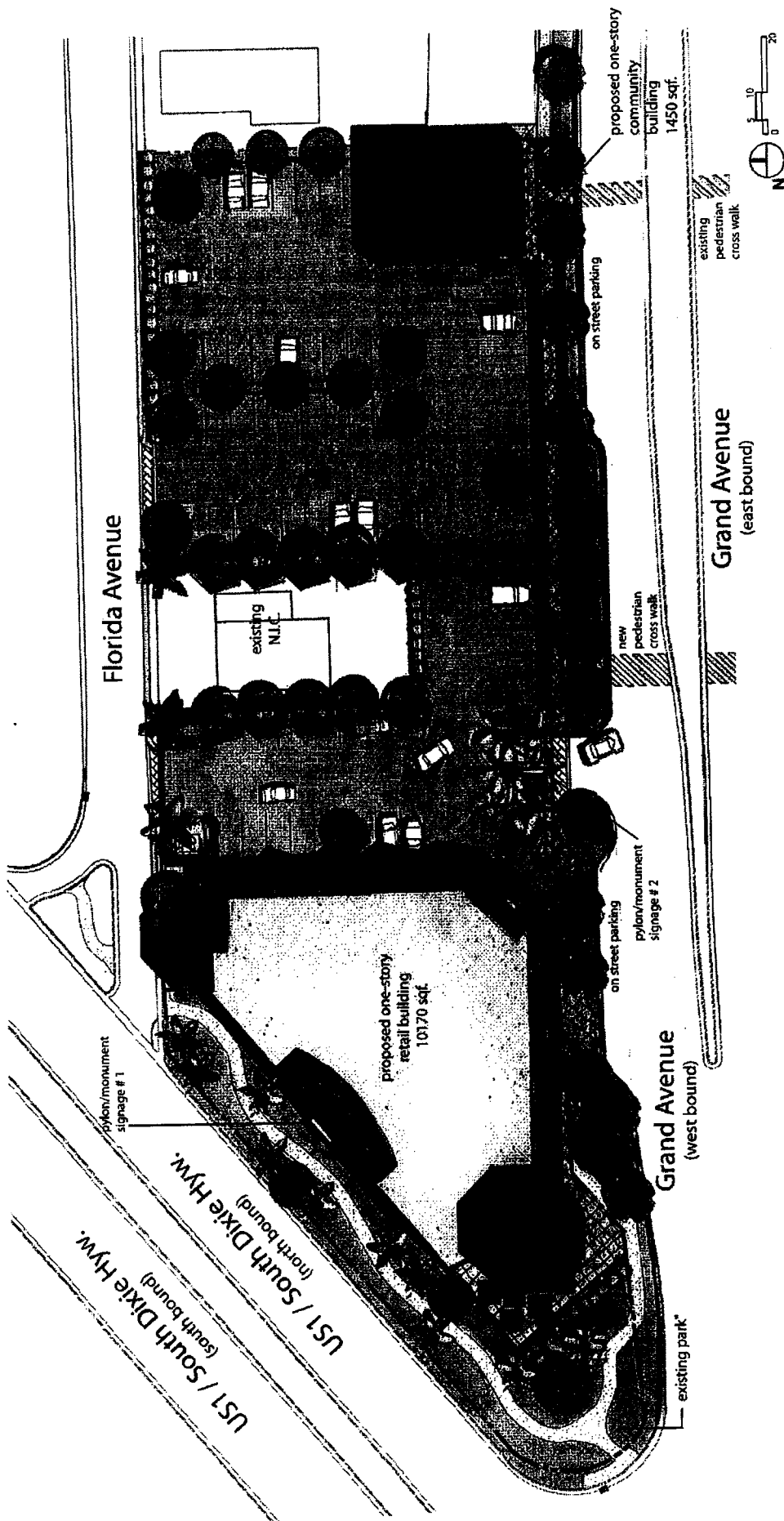
Approved by County Attorney, as
to form and legal sufficiency. 

By: _____
Deputy Clerk

Shannon D. Summerset



Exhibit I
Site Plan for 11,600 sq. ft. Project



B E A M E
ARCHITECTURAL
PARTNERSHIP

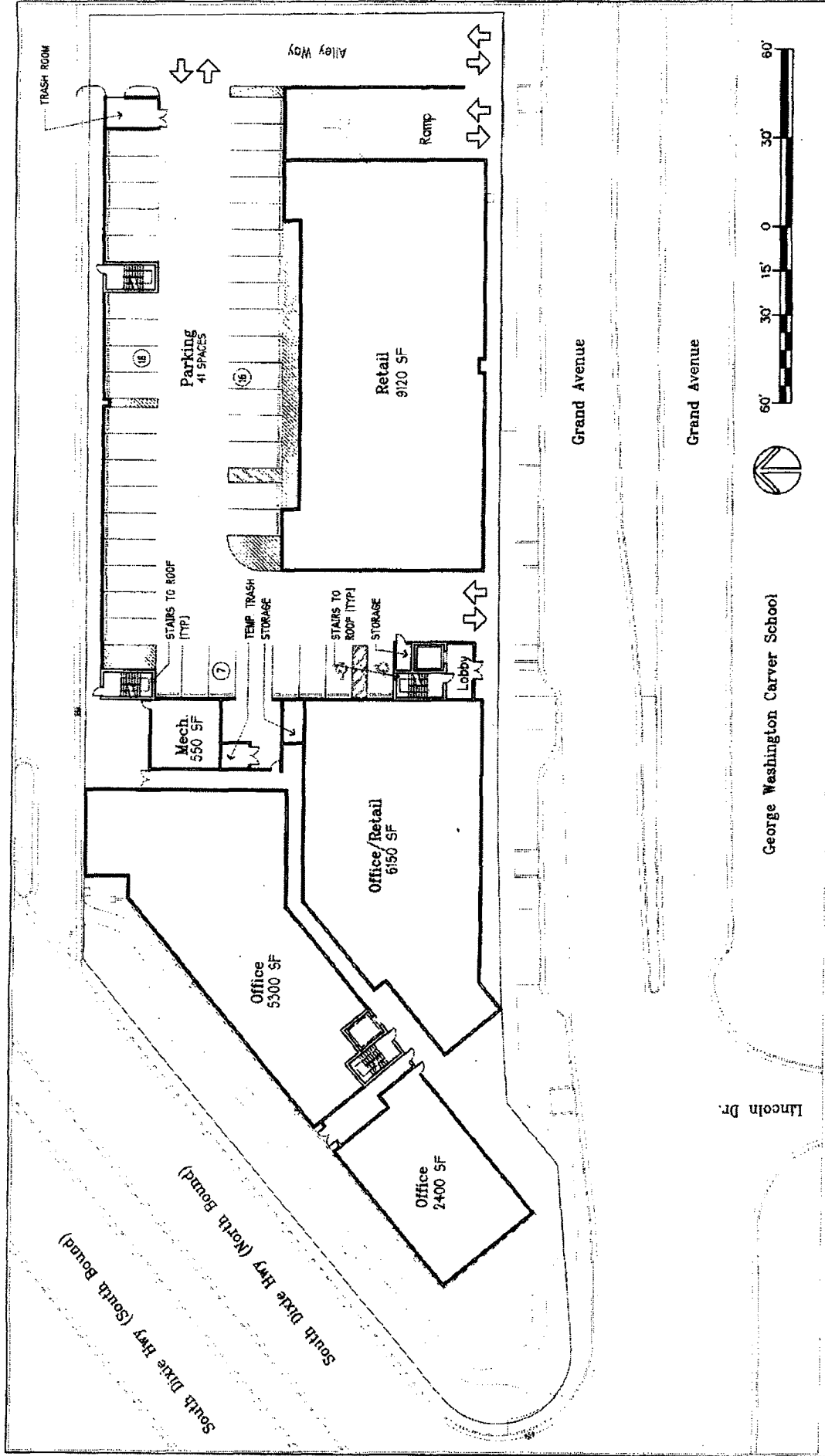
Site Plan
02.2004

Copyright 2004 by Beam Architectural Partnership

Bahamian Village
Coral Gables, Florida



Exhibit 2 (1 of 4)
 Site Plan for Expanded 35,000 sq. ft. - 50,000 sq. ft. Project




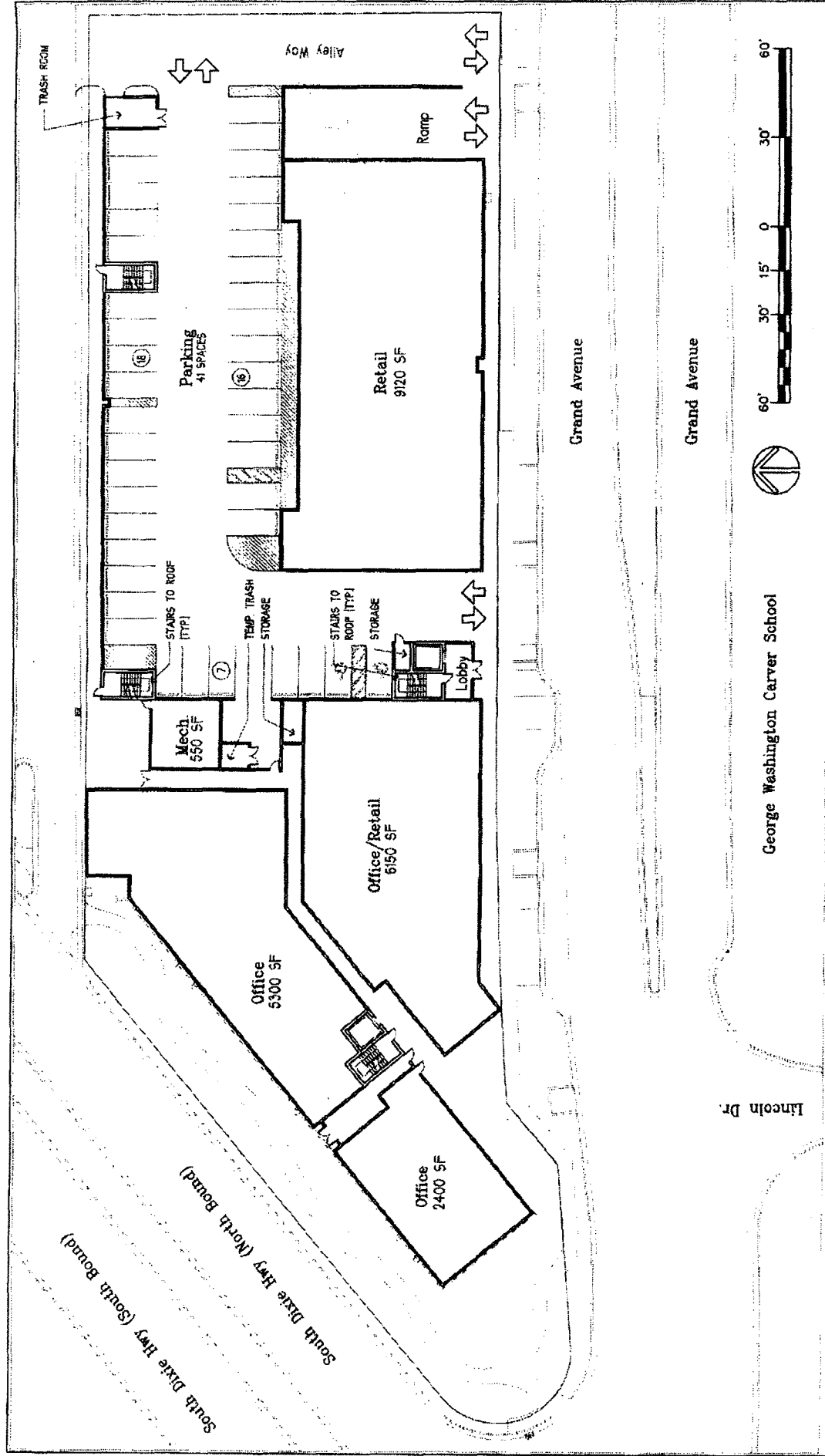
 <p>HERSH VITALINI CORAZZINI ARCHITECTS, INC. 200 S.W. 10th Avenue, Suite 1000 Fort Lauderdale, FL 33301-4000 Phone: (954) 573-1100 Fax: (954) 573-1101 E-mail: hvc@hvc.com</p>	<p>Owner: Bahamian Village, LLC 1175 NE 15th St, Suite 100 North Miami, FL 33167-1000</p>	<p>Bahamian Village 380 South Dixie Highway Coral Gables, Florida September 15th, 2006</p>	<p>SCENARIO #2 3 story, 50,000 sf.</p> <p>A-1</p>
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Exhibit 2 (2 of 4)
 Site Plan for Expanded 35,000 sq. ft. - 50,000 sq. ft. Project




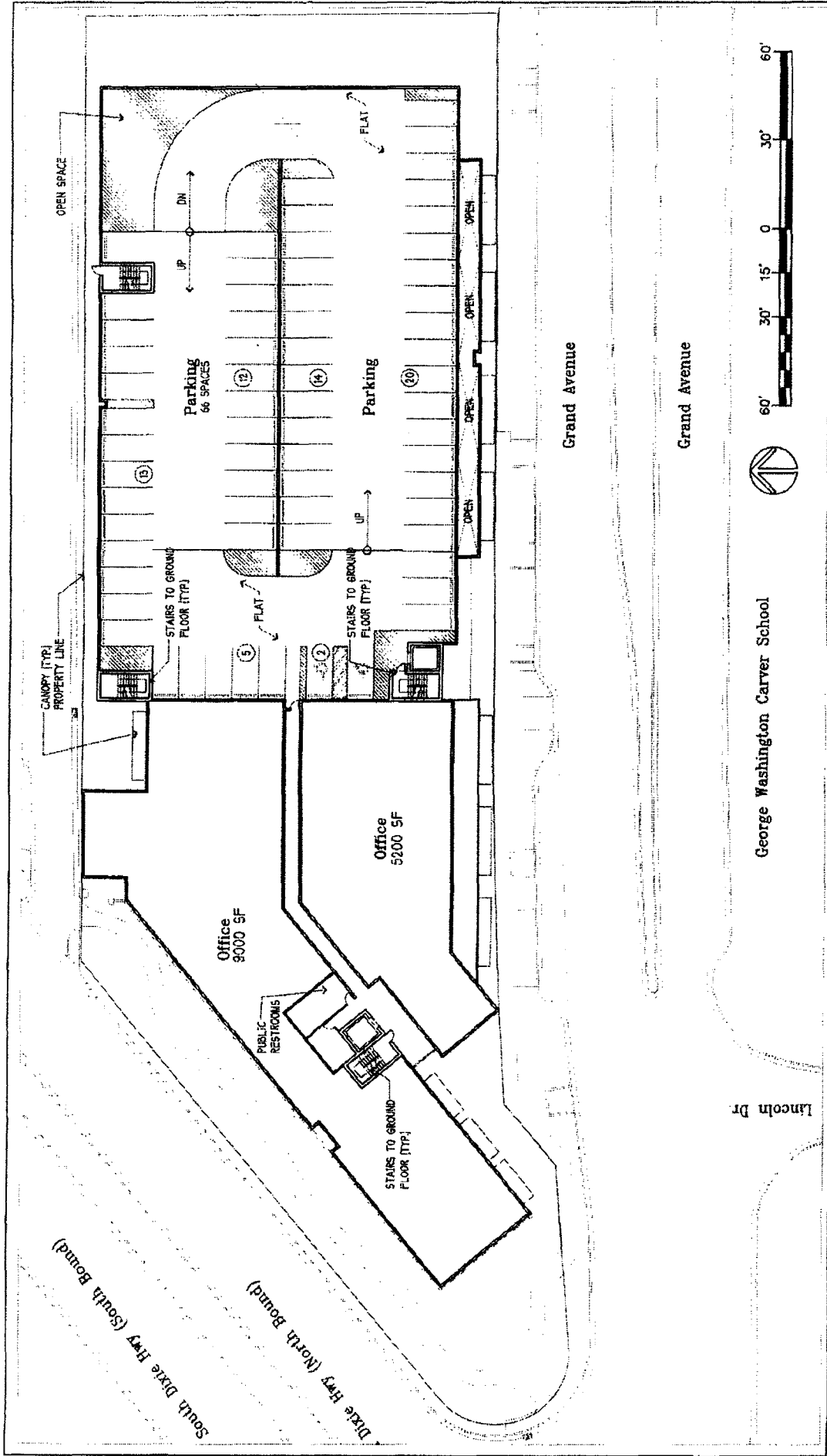
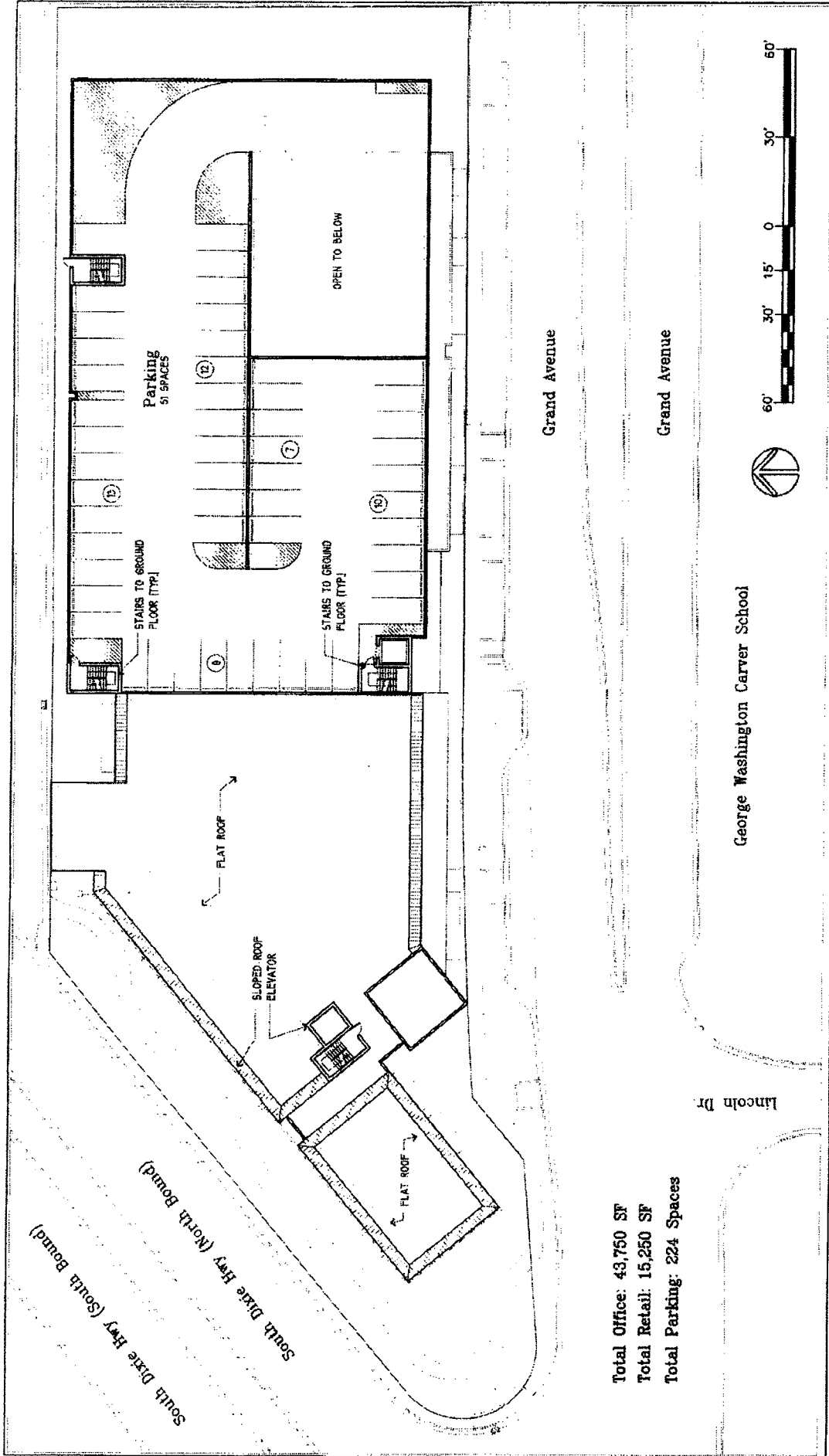
 <p>H E R S H VITALINI CORAZZINI</p> <p>200 South Dixie Highway Coral Gables, Florida 33134 Phone: 305-441-1111</p>	<p>Owner: Bahamian Village, LLC 1175 NE 125th St, Suite 100 North Miami, FL 33161-5000</p>	<p>Bahamian Village 330 South Dixie Highway Coral Gables, Florida September 05, 2008</p>	<p>Ground Floor Plan</p> <p>A-1</p>
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Exhibit 2 (3 of 4)
 Site Plan for Expanded 35,000 sq. ft. - 50,000 sq. ft. Project




<p>HERSH VITALINI CORAZZINI 1170 1ST ST. N. SUITE 100 NASHVILLE, TN 37203-1000 TEL: 615-259-1100 FAX: 615-259-1101 E-MAIL: hvc@hvc.com</p>	<p>Owner: Bahamian Village, LLC 1170 1ST ST. N. SUITE 100 NASHVILLE, TN 37203-1000</p>	<p>Bahamian Village 330 South Dixie Highway Coral Gables, Florida September 05, 2005</p>	<p>Second & Third Floor Plan A-2</p>
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Exhibit 2 (4 of 4)
 Site Plan for Expanded 35,000 sq. ft. - 50,000 sq. ft. Project



Total Office: 43,750 SF
 Total Retail: 15,250 SF
 Total Parking: 224 Spaces

 <p>HERSH VITALINI CORAZZINI</p> <p>200 MARSH ROAD - SUITE 200 DUNN, FLORIDA 33511-0009 TEL: 304-340-0000 FAX: 304-340-0001 E-MAIL: HVC@HVC.COM</p>	<p>Owner: Bahamian Village, LLC 1175 BE 125 ST STE 200 North Miami, FL 33181-0009</p>	<p>Bahamian Village 330 South Dixie Highway Coral Gables, Florida September 05, 2005</p>	<p>Roof Plan</p> <p>A-3</p>
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